

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners, by Stanley Goldberg, a Partner, appeared, testified and were represented by R. Marc Goldberg, Esquire. There were no Protestants.

RECEIVED FOR FILING

At the close of the hearing, it was agreed that Petitioners would submit a revised site plan in compliance with the comments submitted by the Office of Planning dated December 5, 1990, prior to the issuance of any permits.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any ad-

- 2 -

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 2
(1974).

NOT RECEIVED FOR FILING

- 3

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

MAP	NEY.F
	F.2
E. D.	14
DATE	12-3-01
200	B.F.
filings	—
actions	—
204	G

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

(over

4) The revised site plan shall clearly delineate the proposed parking spaces as well as the areas to be used for boat storage and display.

- 4

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s) _____
 (Type or Print Name) (Type or Print Name)

Signature _____ Signature _____
 _____ TOBA GRANT _____ STANLEY GOLDBERG
 Address _____
 _____ (Type or Print Name)

City and State

Signature

Attorney for Petitioner: _____
 R. MARC GOLDBERG

 (Type or Print Name) Address Phone No.

Signature _____ City and State _____

19 E. Fayette St., Suite 404
Address
Baltimore, Md. 21202

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
STANLEY GOLDBERG

City and State _____ Name _____
 601 Pennsylvania Avenue
 Attorney's Telephone No.: 576-1155 _____ Baltimore, Md. 21201 728-5450
 Address _____ Phone No. _____


ORDERED By The Zoning Commissioner of Baltimore County, this 3 day of Feb, 1973 that the subject matter of this petition be advertised

of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 3 day of Jan, 1991, at 10:30 o'clock
A.M.

(over

6) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bis

887.3353

January 31, 1991

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE
NW/S Philadelphia Road, 188.50' NE of the c/l of Chapel Hill Drive
(8510 Philadelphia Road)
14th Election District - 6th Councilmanic District
William Weinberg, et al - Petitioners
Case No. 91-176-XA

Dear Mr. Weinberg:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

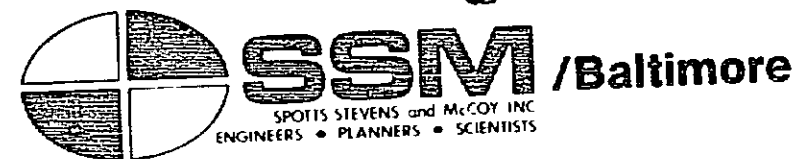
AMN:bjs

cc: People's Counsel

File

RECEIVED FOR EDITING

- 5 -



ZONING DESCRIPTION

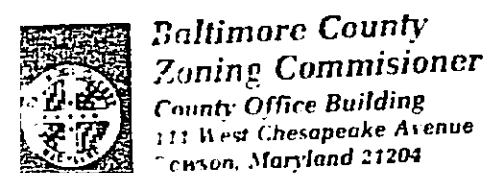
91-176-XA

BEGINNING at a point on the northwest side of Philadelphia Road (Route 7) which is 60 feet right of way at the distance 188.50 feet northeasterly from the center line of intersecting of Chapel Hill Drive. Thence the following courses and distances:

1. North 54 deg. 07 min. 05 sec. West a distance of 111.56 feet, thence
2. North 53 deg. 19 min. 57 sec. West a distance of 135.59 feet, thence
3. 179.94 feet with a radius of 752.81 feet and being subtended by a chord bearing of North 19 deg. 48 min. 33 sec. East a distance of 179.51 feet, thence
4. South 40 deg. 32 min. 40 sec. East a distance of 329.99 feet, thence
5. South 49 deg. 46 min. 20 sec. West a distance of 99.83 feet to the place of beginning

Designated as No. 8510 Philadelphia Road recorded in Baltimore County Liber #5447, Folio #837, containing 0.894 acres.

555 Fairmount Avenue Suite 230 Baltimore MD 21204-5497 (301) 494-0500 Fax (301) 296-3580
Other offices in Lehigh Valley, Reading and Trenton.



Account: R-001-6150
Number

receipt
No 3659

Date

REVISED PLANS #112

10/17/90

M5100233

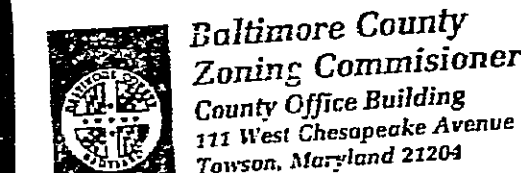
REVISED PUBLIC HEARINGS FEES QTY PRICE
110 - REVISIONS (ALL OTHERS) 1 X \$75.00
TOTAL: \$75.00

LAST NAME OF OWNER: GOLDBERG

04A04H0030HICHRC \$75.00
BA C003:29PM10-18-90

Please make checks payable to: Baltimore County NEXT BUSINESS DAY

Cashier Validation:



Account: R-001-6150
Number

receipt
No 3672

Date 10/17/90

REVISED PLANS #112

Zoning Variance

175.00

H9100112

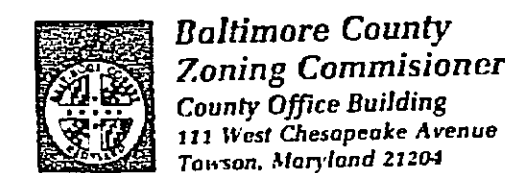
Owner: Goldberg - 175.00

total \$175.00

04A04H0030HICHRC \$175.00
BA C003:29PM10-18-90

Please make checks payable to: Baltimore County NEXT BUSINESS DAY

Cashier Validation:



Account: R-001-6150
Number

receipt
No 3421

Date

9/14/90

H9100112

PUBLIC HEARING FEES QTY PRICE
250 - SPECIAL EXCEPTION 1 X \$175.00
TOTAL: \$175.00

LAST NAME OF OWNER: GOLDBERG

04A04H0030HICHRC \$175.00
BA C003:45PM09-14-90

Please make checks payable to: Baltimore County NEXT BUSINESS DAY

Cashier Validation:

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

91-176-XA

District: 14th Date of Posting: 12/14/90
Posted for: Special Exception & Variance
Petitioner: William Weinberg, et al
Location of property: NW 1/4 Phil. Rd., 188.50' NE of Chapel Hill Dr.
Location of Sign: Facing Phil. Rd., adjacent to E. roadway on property of R. H. Hines
Remarks: M. Hines
Posted by: M. Hines Date of return: 12/14/90
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12-13, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12-5, 1990

THE JEFFERSONIAN,

S. Zabe, Publisher

\$68.40

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein at Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Exception and Zoning Variance
Case Number: 91-176-XA
NW 1/4 Philadelphia Road, 188.50' NE of Chapel Hill Drive
14th Election District - 6th Councilmanic District

Petitioner(s): William Weinberg, Steven Weinberg, Tobin Grant, and Stanley Goldberg
Hearing Date: Thursday, Jan. 3, 1991 at 10:30 a.m.

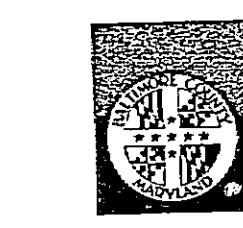
Special Exception for the use as a boat yard for the retail sale of fishing and marine accessories and equipment including small trout and bass fishing boats.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
NA/12010 Dec. 6

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE: 12/11/90



Dennis F. Rasmussen
County Executive

Stanley Goldberg
601 Pennsylvania Avenue
Baltimore, Maryland 21201

RE:
Petition for Special Exception and Zoning Variance
CASE NUMBER: 91-176-XA
NW 1/4 Philadelphia Road, 188.50' NE of centerline of Chapel Hill Drive
(60510 Philadelphia Road)
14th Election District - 6th Councilmanic District
Petitioner(s): William Weinberg; Steven Weinberg; Tobin Grant; and Stanley Goldberg
HEARING: THURSDAY, JANUARY 3, 1991 at 10:30 a.m.

Dear Petitioner(s):

Please be advised that \$118.40 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE OTHER SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs

cc: R. Marc Goldberg, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

November 13, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein at Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Exception and Zoning Variance
CASE NUMBER: 91-176-XA
NW 1/4 Philadelphia Road, 188.50' NE of centerline of Chapel Hill Drive
(60510 Philadelphia Road)
14th Election District - 6th Councilmanic District
Petitioner(s): William Weinberg; Steven Weinberg; Tobin Grant; and Stanley Goldberg
HEARING: THURSDAY, JANUARY 3, 1991 at 10:30 a.m.

Special Exception for the use as a boat yard for the retail sale of fishing and marine accessories and equipment including small trout and bass fishing boats.

Variance to permit 24 parking spaces in lieu of the minimum 53.

cc: Stanley Goldberg
R. Marc Goldberg, Esq.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein at Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Exception and Zoning Variance
Case Number: 91-176-XA
NW 1/4 Philadelphia Road, 188.50' NE of centerline of Chapel Hill Drive
14th Election District - 6th Councilmanic District

Petitioner(s): William Weinberg; Steven Weinberg; Tobin Grant; and Stanley Goldberg
Hearing Date: Thursday, Jan. 3, 1991 at 10:30 a.m.

Special Exception for the use as a boat yard for the retail sale of fishing and marine accessories and equipment including small trout and bass fishing boats.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
NA/12010 Dec. 6

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12-5, 1990.

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. Zabe, Publisher

\$68.40

Baltimore County Government
Zoning & Planning and Zoning

December 17, 1990

R. Marc Goldberg, Esquire
19 E. Fayette Street, Suite 404
Baltimore, MD 21202

RE: Item No. 112, Case No. 91-176-XA
Petitioner: William Weinberg, et al
Petition for Zoning Variance

Dear Mr. Goldberg:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINTARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Stanley Goldberg
601 Pennsylvania Avenue
Baltimore, MD 21201

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

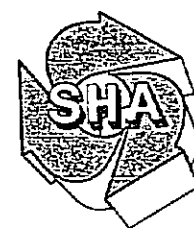
Your petition has been received and accepted for filing this
3rd day of October, 1990.

J. Robert Haines
ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: William Weinberg, et al
Petitioner's Attorney: R. Marc Goldberg



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

November 1, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

Re: Baltimore County
William Weinberg
Stevan Weinberg, Toba
Grant and Stanley Goldberg
Property
Zoning Meeting 10/2/90
NIS Philadelphia Road
MD 7
188' east of Chapel Hill Drive
Item #112

Dear Mr. Haines:

We have reviewed the special exception for the use as a boat yard for the retail sale of
fishing and marina accessories and find the plan acceptable, having adequate access to the
property.

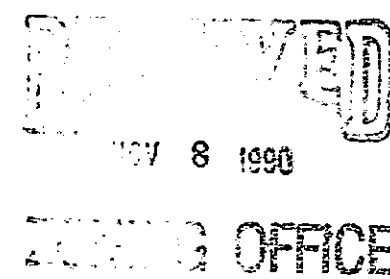
If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

John Contestabile
John Contestabile, Chief
Engineering Access Permits
Division

LB/es

cc: Tracker Boats
Mr. J. Ogle



My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0777

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: December 5, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: William Weinberg, Item No. 112
Revised Comment

The Petitioner requests a Variance to permit 21 spaces in lieu
of the minimum 53.

Staff originally provided comments pertaining to this case on
October 16, 1990. At that time, the Applicant did not indicate an
outdoor display area on the plat accompanying the petition. In our
comments, staff recommended the following condition:

"No outdoor display of boats shall be permitted..."

Subsequent to the original petition, the instant case was
filed. The Petitioner's plat has been amended to indicate three
undefined areas to be used for the purpose of outdoor display.

In reference to the Petitioner's revisions staff recommends the
following conditions should the request be granted:

- The display areas shall be more clearly delineated on the
plat accompanying the Applicant's request.
- The plan should be amended to indicate the total area (square
feet) to be devoted to display.
- The Petitioner shall submit a schematic plan to indicate the
proposed arrangement of the boat storage prior to final
consideration of this matter.
- A landscape plan shall be filed with the deputy director of
the Office of Planning and Zoning prior to the issuance of
any building permits.
- No temporary signs or seasonal banners shall be permitted

received
12/7/90

William Weinberg, Item No. 112
Revised Comments
Page 2
December 5, 1990

If there should be any further questions or if this office can
provide additional information, please contact Jeffrey Long in the
Office of Planning at 887-3211.

PK/JL/cmm

ITEM112/ZAC1

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3354

October 3, 1990



Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for
items number 73, 94, 101, 102, 103, 104, 105, 106, 107, 108,
109, 110, 111, & 112.

Very truly yours,

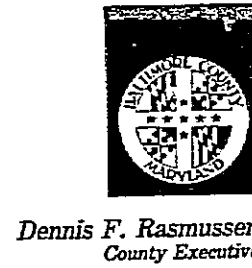
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/jw

RECEIVED
OCT 9 1990
ZONING OFFICE

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4000
Paul H. Reincke
Chief

OCTOBER 9, 1990



J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: WILLIAM AND STEVAN WEINBERG;
TOBA GRANT; AND STANLEY GOLDBERG
Location: #8510 PHILADELPHIA ROAD
Item No.: 112 Zoning Agenda: OCTOBER 2, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site
shall comply with all applicable requirements of the National Fire
Protection Association Standard No. 101 "Life Safety Code", 1988
edition prior to occupancy.

REVIEWER: *Capt. J. J. Brady* 10-9-90 Noted and Approved
Planning Group Captain J. J. Brady
Special Inspection Division Fire Prevention Bureau

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
DATE: October 26, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for November 7, 1990

The Developers Engineering Division has reviewed
the subject zoning items and we have no comments for
Items 147, 149, 151, 152 and 163. Also, we have
no comments on Items 102 and 103.

Items 443 revised and 148 County Review Group meetings
are required.

For Item 169, a County Review Group Meeting may be
required. Danielson Street is proposed as a 30-foot paving
section on a 50-foot right-of-way (5-foot widening is
required). Drains from the proposed parking areas
is directed to rear of adjacent Lot #8.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

FWB:-

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
October 30, 1990

received
11/2/90

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF
PERMITS & LICENSES C.E.B.
SUBJECT: ZONING ITEM #: 112 (REVISED)
PROPERTY OWNER: William Wenberg & Stanley Goldberg
LOCATION: 8510 Philadelphia Road, Balto. County, MD
ELECTION DISTRICT: 11th
COUNCILMANIC DISTRICT: 6th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE
FOLLOWING:

(X) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF
MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE
HANDICAPPED.

() PARKING LOCATION () RAMPS (degree slope)
() NUMBER PARKING SPACES (X) CURB CUTS
() BUILDING ACCESS (X) SIGNAGE

() PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE
SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT
BALTIMORE COUNTY BUILDING CODE.

() A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN.
SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE
REQUIRED.

() A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING
USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND
ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE
TO COMPLY TO NEW USE REQUIREMENTS.

() STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0
COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

() OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE,
TOWSON, MARYLAND 21204 - PHONE - 887-3900.

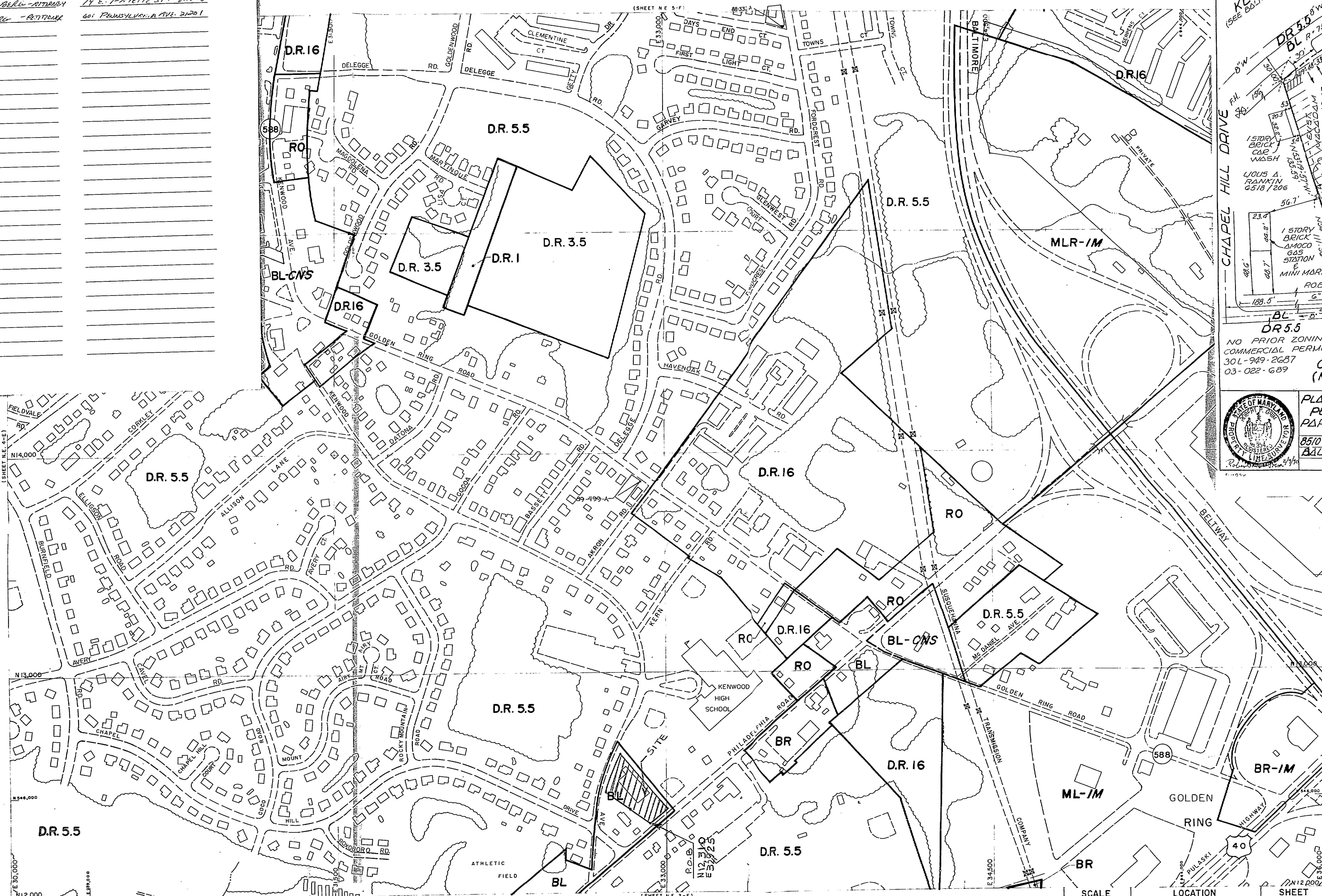
THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A
FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE
SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
R. AMAL GOLDBERG - ATTORNEY	19 E. FAYETTE ST. 21202
STANLEY GOLDBERG - PETITIONER	601 PENNSYLVANIA AVE. 21201



J-NE I-NW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988

Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE

1" = 200' ±

DATE

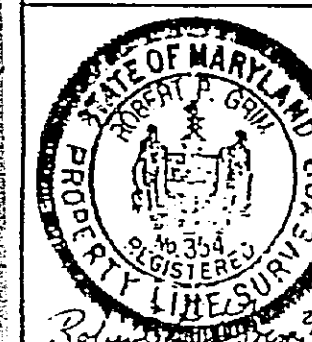
OF PHOTOGRAPHY
JANUARY 1986

LOCATION

ROSSVILLE
GOLDEN RING
AREA

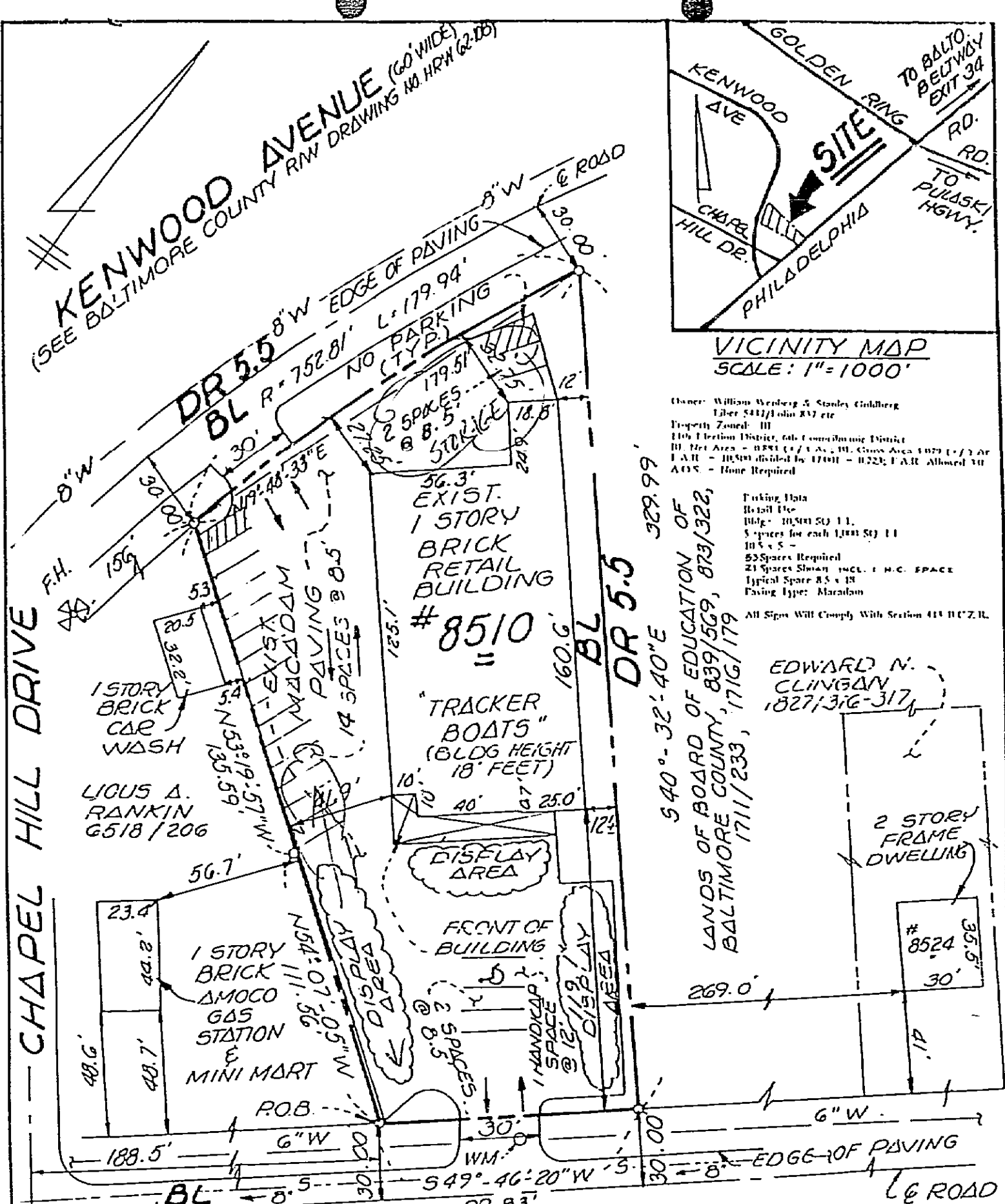
SHEET

N. E.
4-F



PLAN TO ACCOMPANY
PETITION FOR
PARKING VARIANCE
8510 PHILADELPHIA ROAD
BALTIMORE COUNTY
MARYLAND

SPOTTS, STEVENS & COMPANY, INC.
CONSULTING ENGINEERS
TOWNSHIP MARYLAND
J.K. APPEL
MADE FILED
7-20-90
SCALE 1" = 1000' L. 642
DRAWING NUMBER REV.



NO PRIOR ZONING HEARINGS ON SITE.
COMMERCIAL PERMITS
301-949-2687
03-022-689
OLD PHILADELPHIA ROAD
(MARYLAND ROUTE NO. 7)
(60' WIDE)
#112

91-176-XA
#112